

FIGURE 1

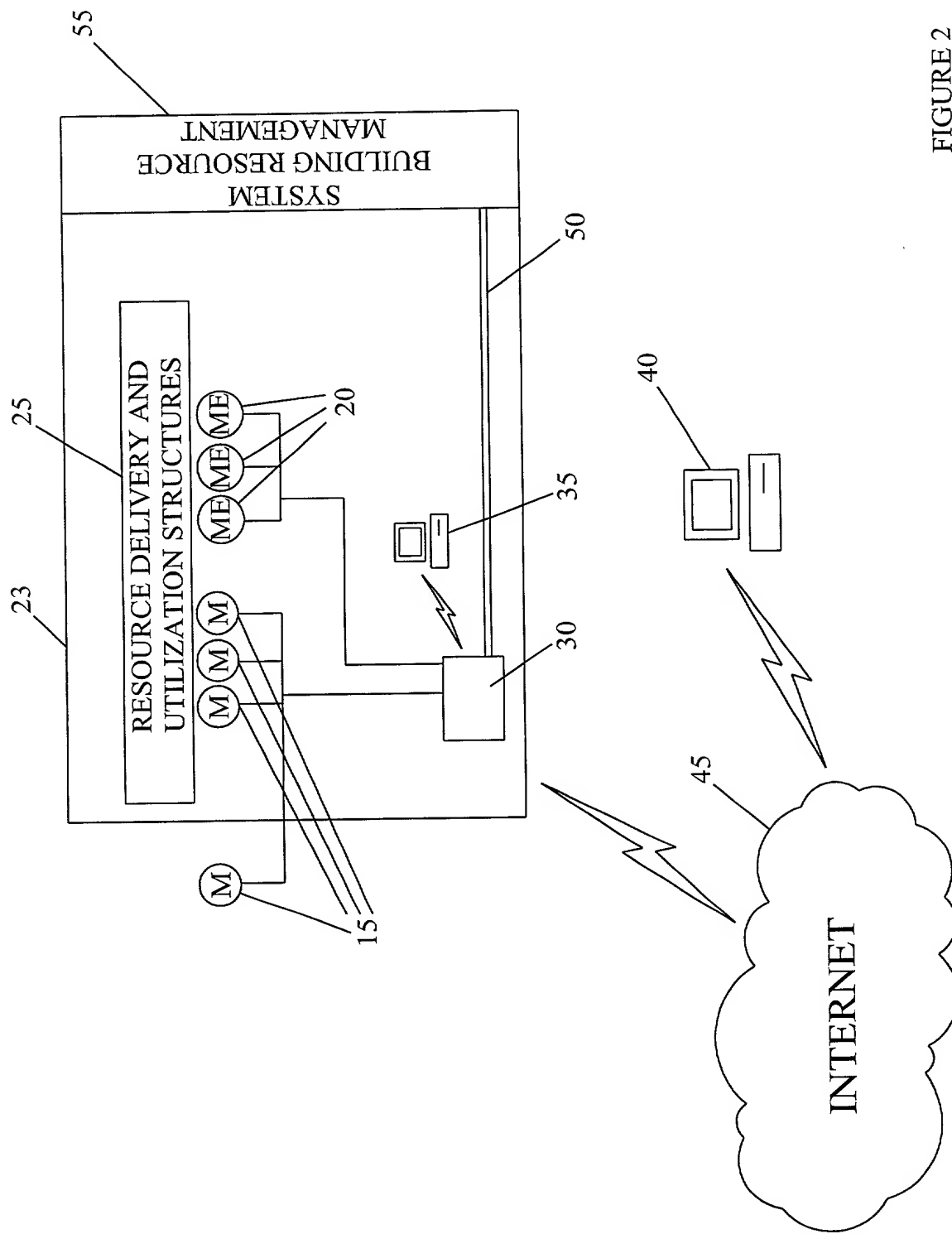


FIGURE 2

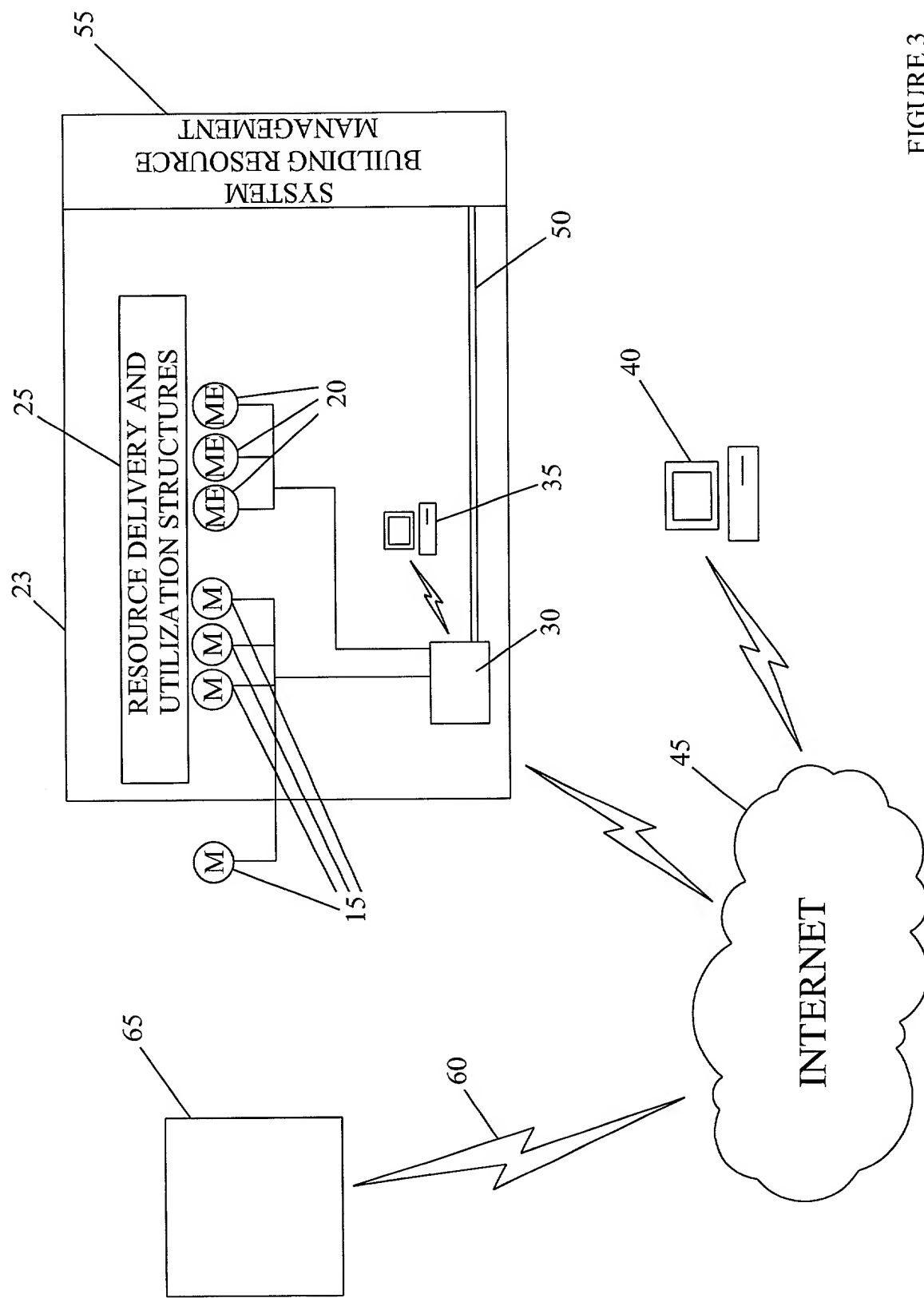


FIGURE 3

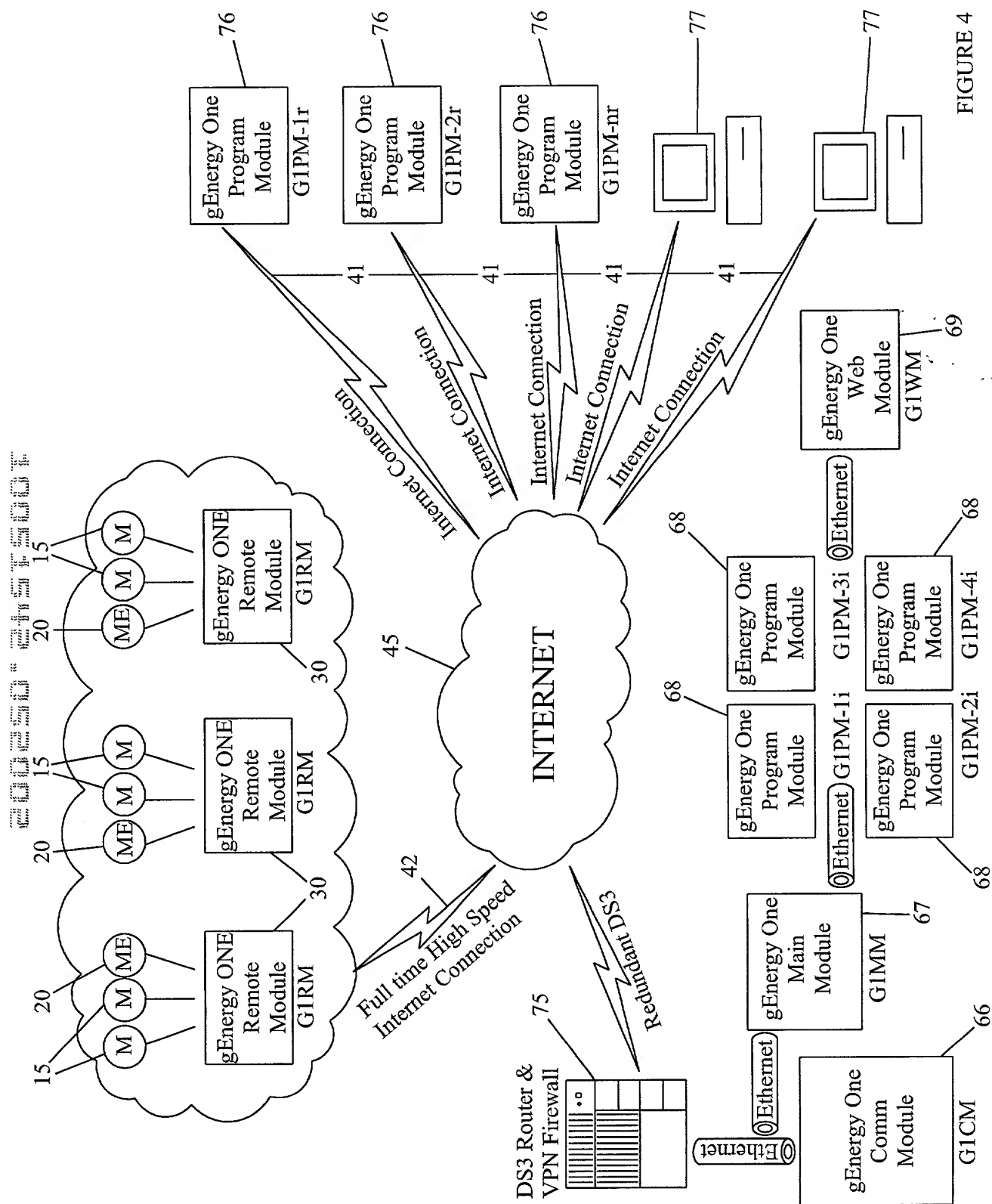
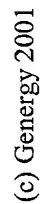


FIGURE 4



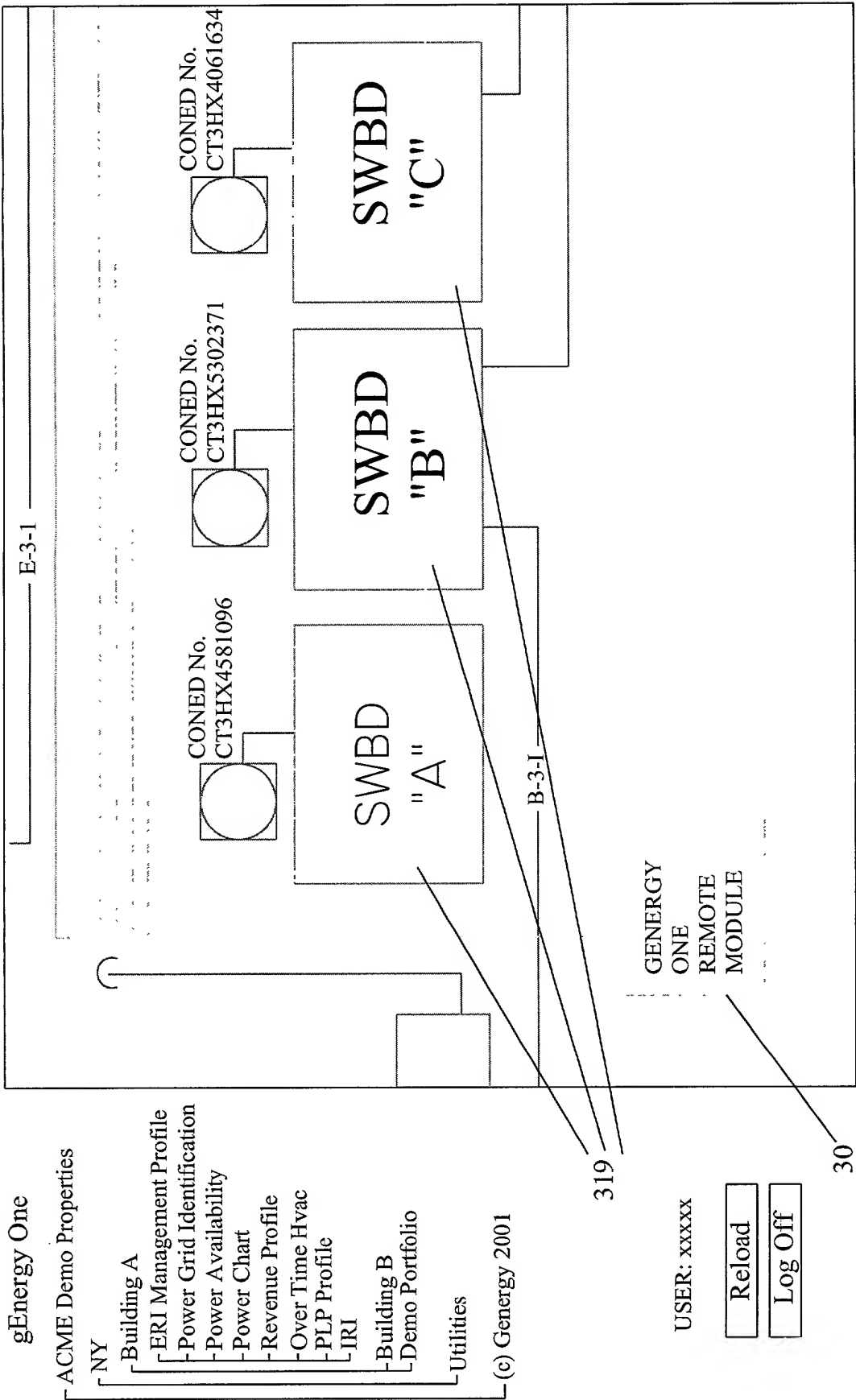
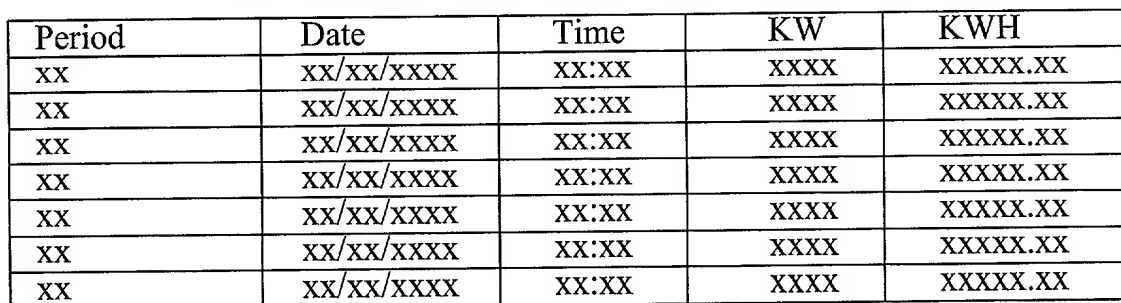


FIGURE 6

[illegible]FIGURE 7

gEnergy One

ACME Demo Properties

NY

- Building A

- Building B

- Building C

- Building D

- Building E

- Demo Portfolio

- Load Management

- ERI Management Profile

- Cost Analysis

- Utilities

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USER: xxxxx

Reload

Log Off

ACME Demo Properties

Electric Rent Inclusion Management

Yearly ERI Revenue \$XX,XXX.XX
Monthly ERI Revenue \$XX,XXX.XX
ERI Sq-Ft \$XX,XXX.XX
Average ERI \$/Sq-Ft \$XX,XXX.XX

#	Building Name	ERI Tenants	Yearly Revenue	Monthly Revenue	Tot Sq-Ft	AVG \$/Sq-Ft
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	\$x.xx

FIGURE 8

gEnergy One

ACME Management

xx Penn Plaza

220

- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

-NJ

xx	xx Penn Plaza	Total no. of ERI Tenants:	xxx
	ACME Management	Total of ERI Sq-Ft:	xx,xxx
		Total of ERI Monthly Charge:	\$xx,xxx.xx
		Total of ERI Yearly Charge:	\$xx,xxx.xx
		AVG of ERI \$/Sq-Ft:	\$x.xx

400

Tenant #	Tenant Name	Sq-Ft	Monthly Charge	Yearly Charge	\$/Sq-Ft	Lease Exp Date	Move Out Date
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Services	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Products	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Leasign	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Consult	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Mgmt	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx

410

Tenant #	Date Event	% Rate	% MAC	Charge	Note
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx

415

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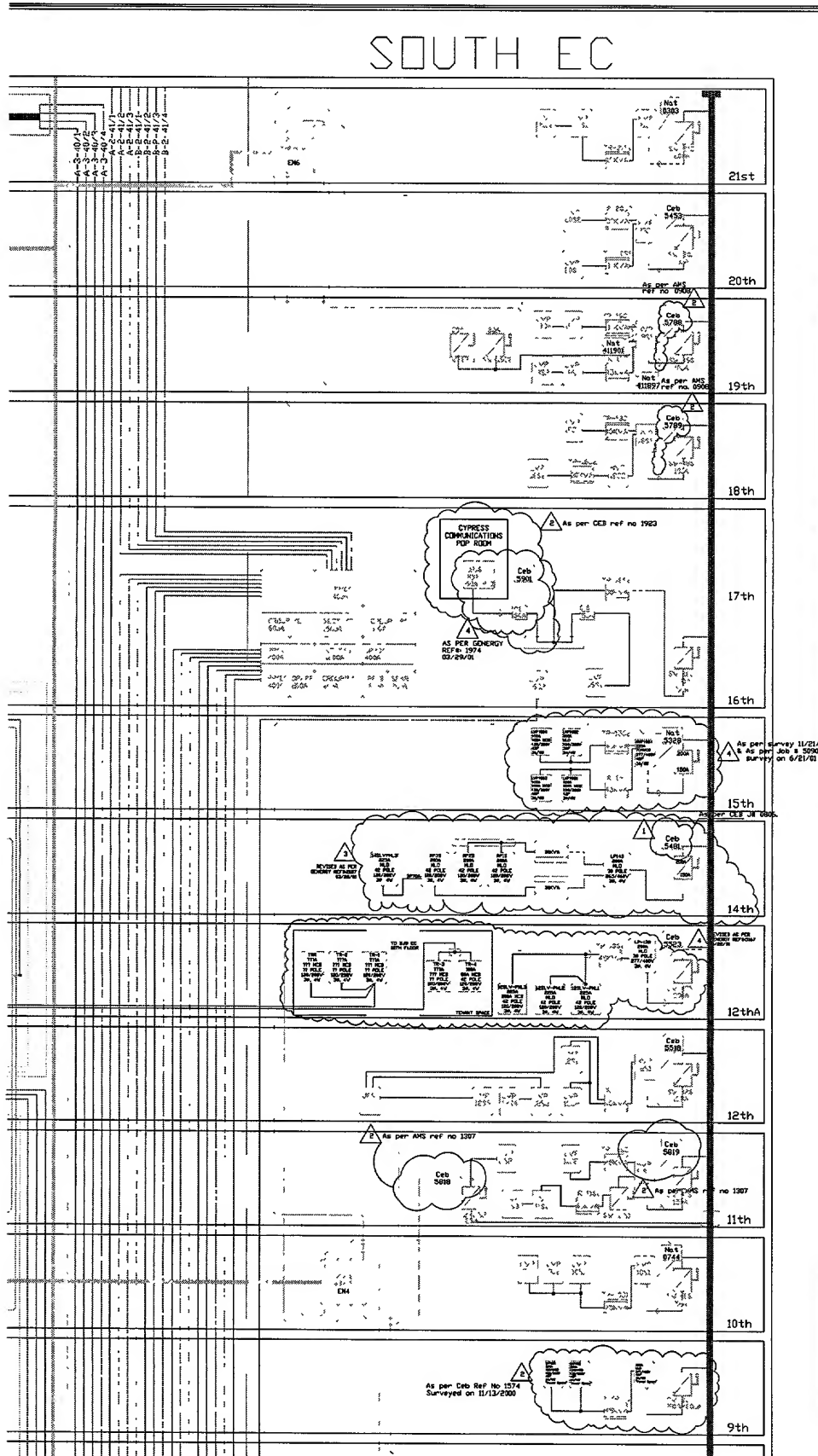
USER: xxxxxx

Reload

Log Off

FIGURE 9

FIGURE 10-B



ACME Management LLC
a Division of
TORNADO Realty Trust

330 Madison Ave.
NEW YORK, NEW YORK

POWER
GRID
IDENTIFICATION

COLOR LEGEND

- NAT METER TRUNK LINE
- BUS BAR
- LOW VOLTAGE
- HIGH VOLTAGE
- PANELS, PULL BOXES, SWBDRS, ETC.
- EMERGENCY POWER
- DORMANT OR EMPTY

SYMBOL LEGEND

- CIRCUIT BREAKER PANEL
- PULL BOX
- END OF RISER
- TAP
- FUSE DISCONNECT SWITCH
- METER
- POWER CONDITIONER

NOTES:

Riser name
A-1-01
Floor
Switch number
Board Number

DATE REVISION NO.

FIGURE 10-C

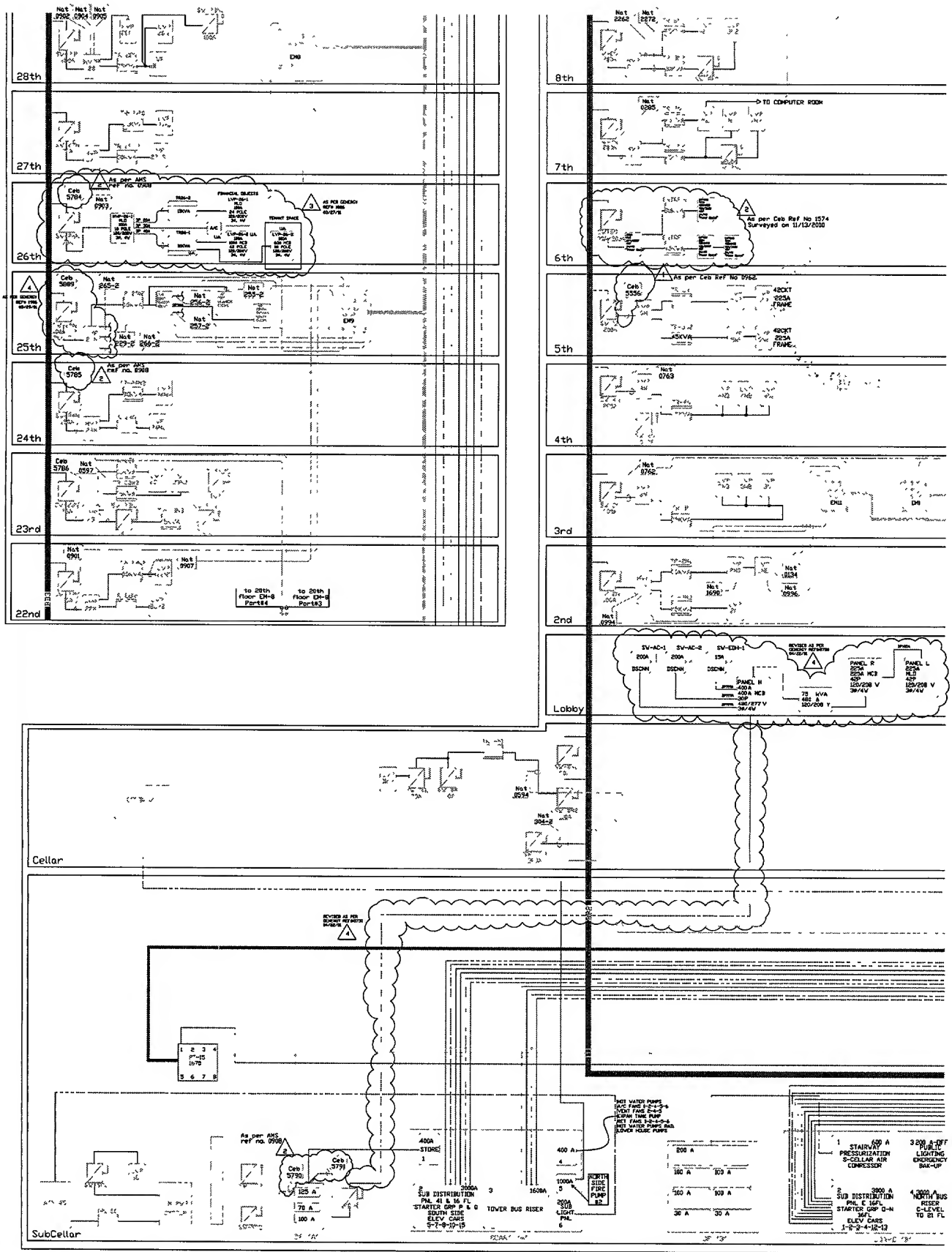
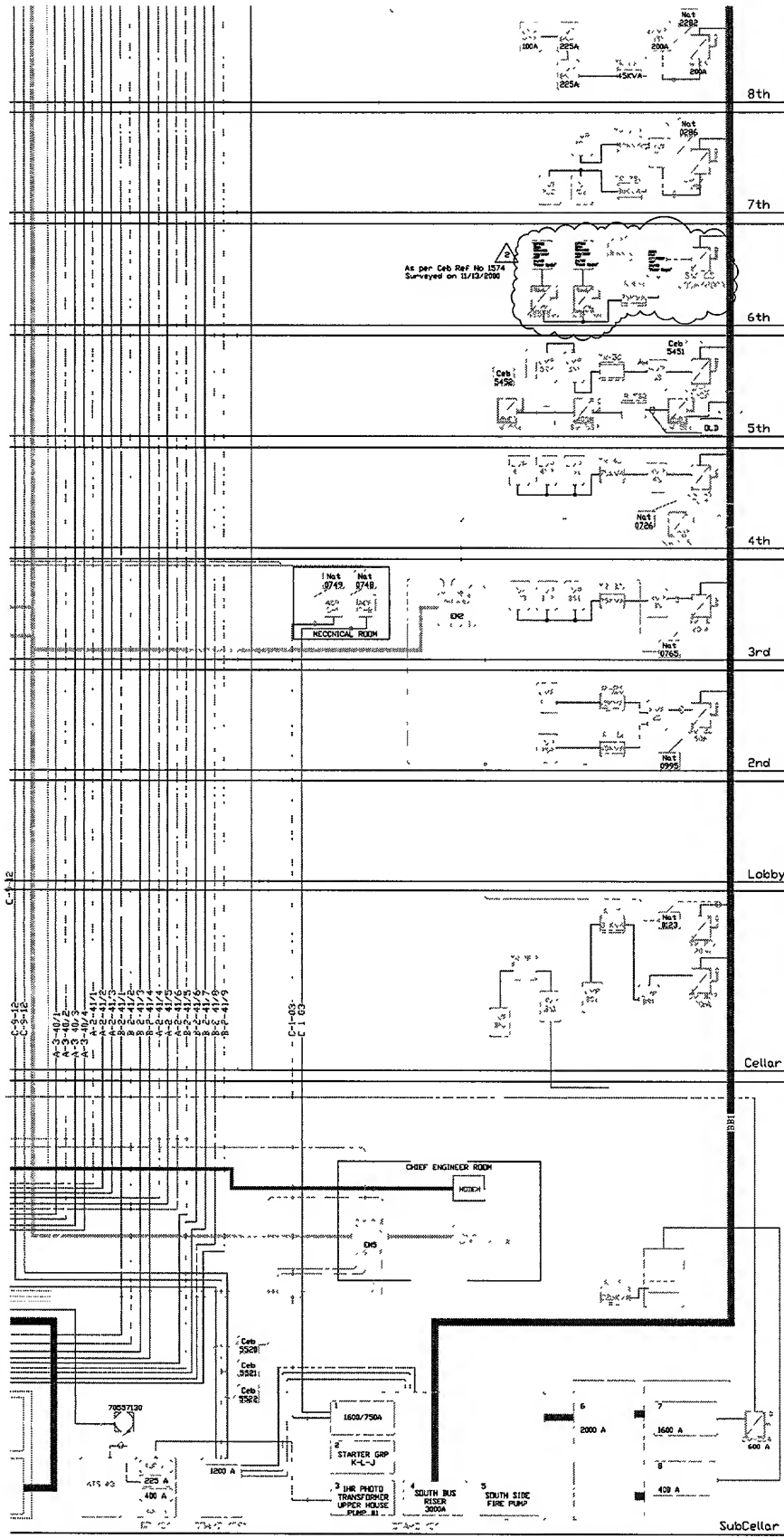
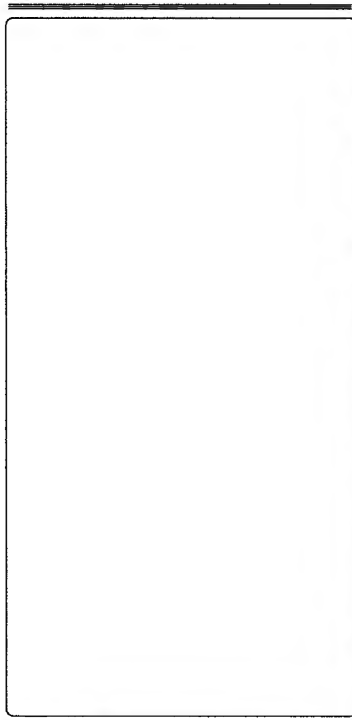
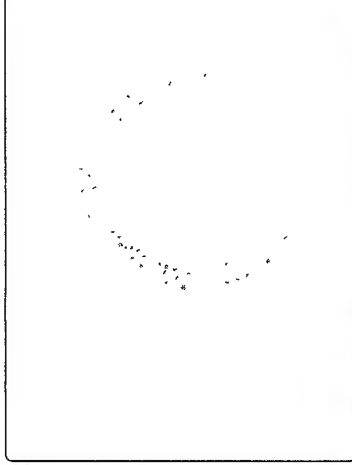


FIGURE 10-D



02/28/00	AS PER CEB JWB29 SEC NOTES	01

Notes



LOCATION	SCALE	DRAWN BY
123 MADISON AVENUE	none	L. Sorrentino
TITLE	APPD BY	
PGI Riser Diagram	D. Gristina	
DATE	JOB NO	
February 10th, 1998	J0201PGI - 001	

gEnergy One

ACME Management

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

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USER: xxxxx

Reload

Log Off

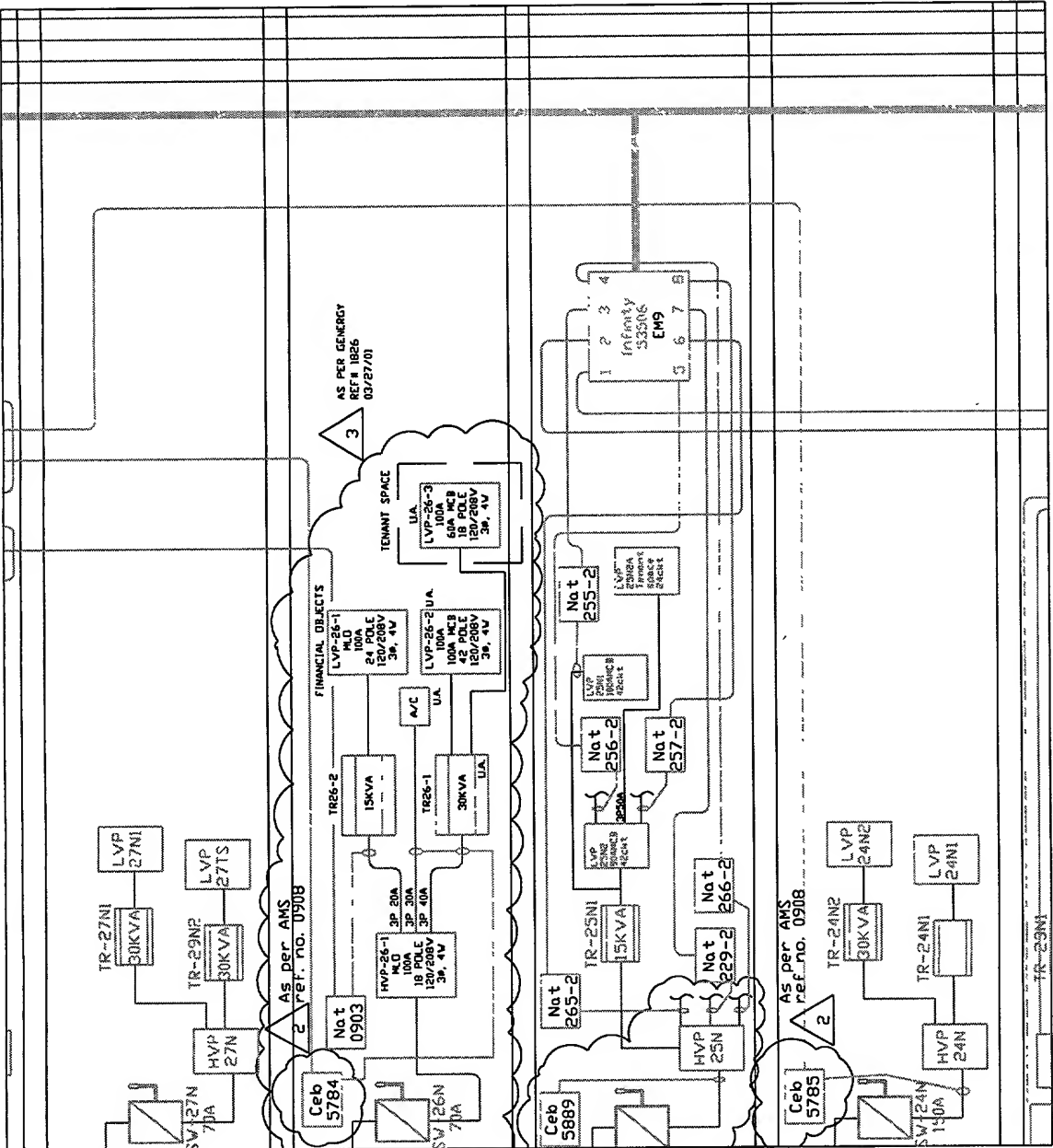


FIGURE 11

gEnergy One

ACME Management

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

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USER: xxxxxx

Reload

Log Off

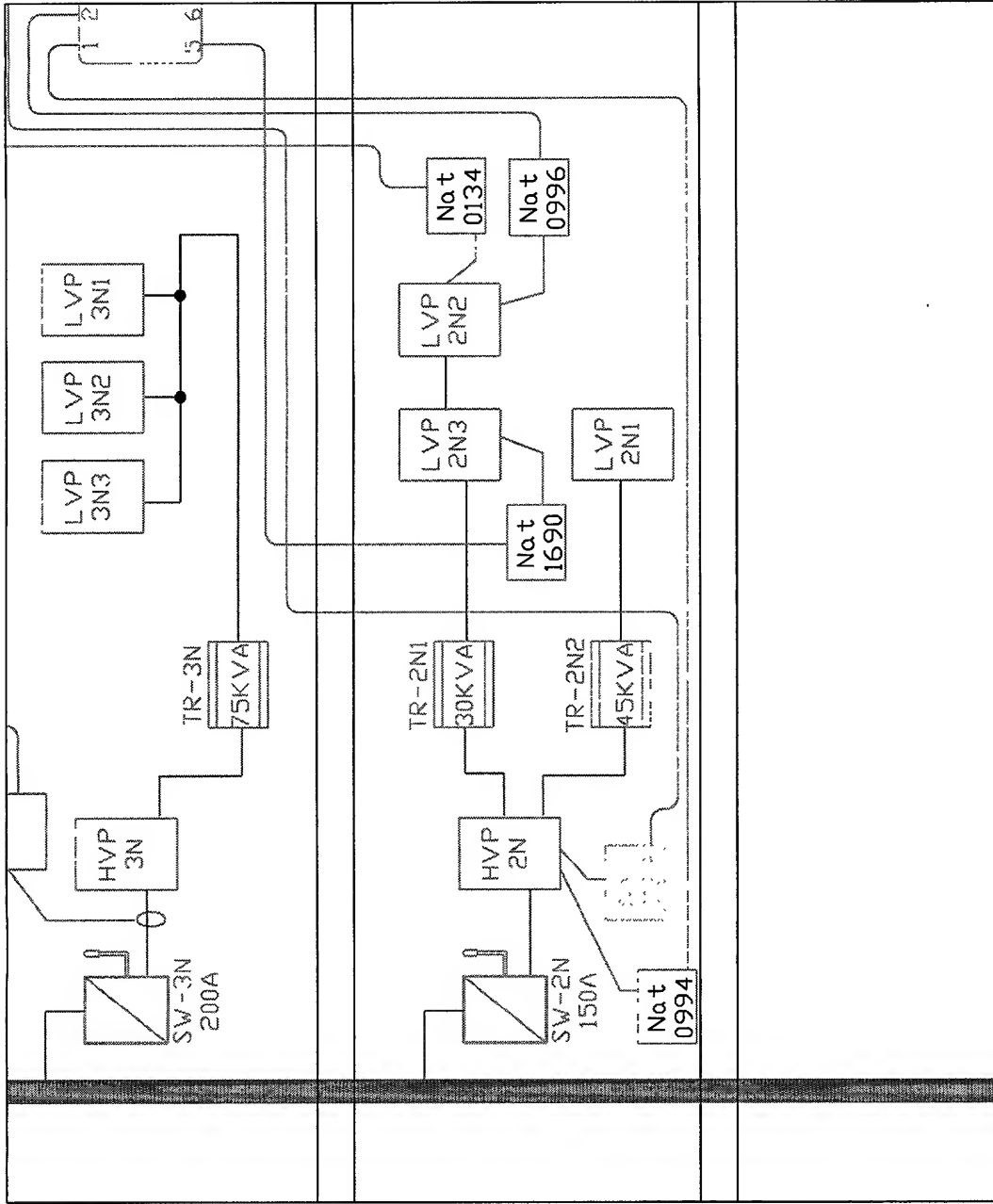


FIGURE 12

NY Penn Plaza
Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
Meter Services
-xx UN Plaza
-xx 5th Ave
-xx Broadway
-xx E 78th Street
-xx Madison Ave
-xx Park Ave
-xx Chambers Street
-xx Lexington Ave
NJ

gEnergy One

ACME Management

	Bill Period	Previous	Current	On Peak	Off Peak	Kwhr	Demand
NY	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
-xx Penn Plaza	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Load Management	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- ERI Management Profile	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Power Grid Identification	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Power Availability	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Power Chart	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Revenue Profile	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- Over Time HVAC	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- PLP Profile	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
- IRI	xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
Meter Services							
-xx UN Plaza							
-xx 5th Ave							
-xx Broadway							
-xx E 78th Street							
-xx Madison Ave							
-xx Park Ave							
-xx Chambers Street							
-xx Lexington Ave							
NJ							

Meter Details

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

FIGURE 13

ACME Management

- NY
 - xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- NJ

XXXXXX - MARK STATIONARIES

Period	Energy Charge	Demand Charge	Admin Fee	Service Fee	Sales Tax	Total Amt
xxxxx/x	\$xxxx.xx	\$xx.xx	x.xx%	\$xx.xx	\$xx.xx	\$xxx.xx
Meter	On Peak KWH	Off Peak KWH	KWH	Demand		
NAT XXXXX	xxx	xxx	xxx	x,xxx	x	
NAT XXXXX	xxx	xxx	xxx	xxx	x	
Totals	x,xxx	x,xxx	x,xxx	x,xxx	x	

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USER: xxxxx

Reload

Log Off

FIGURE 14

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

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◀

▶

USER: xxxxx

Reload

Log Off

Date

xx/xx/xxxx

Volt A
Amp A
KVAR A
VThd A %
Volt B
Amp B
KVAR B
VThd B %
Volt C
Amp C
KVAR C
VThd C %

xxx.xx
xx.xx
.xx
x.xx
xxx.xx
x.xx
.xx
x.xx
xxx.xx
x.xx
.xx
x.xx

VOLT A-B
KW A
PF A
AThd A %
VOLT B-C
KW B
PF B
AThd B %
VOLT C-A
KW C
PF C
AThd C %

xxx.xx
x.xx
.xxxx
xx.xx
xxx.xx
.xx
.xxxx
xx.xx
xxx.xx
.xx
.xxxx
xx.xx

Time

xx:xx:xx

PF ABC
Freq. Hz.
KVARLH
ABC

.xxxx
xx.xx
xxxx.xx

KWH ABC
KVARC
ABC
COS ABC

xxxx.xx

KVA ABC
DEMAND

x.xx
x.xx

FIGURE 15

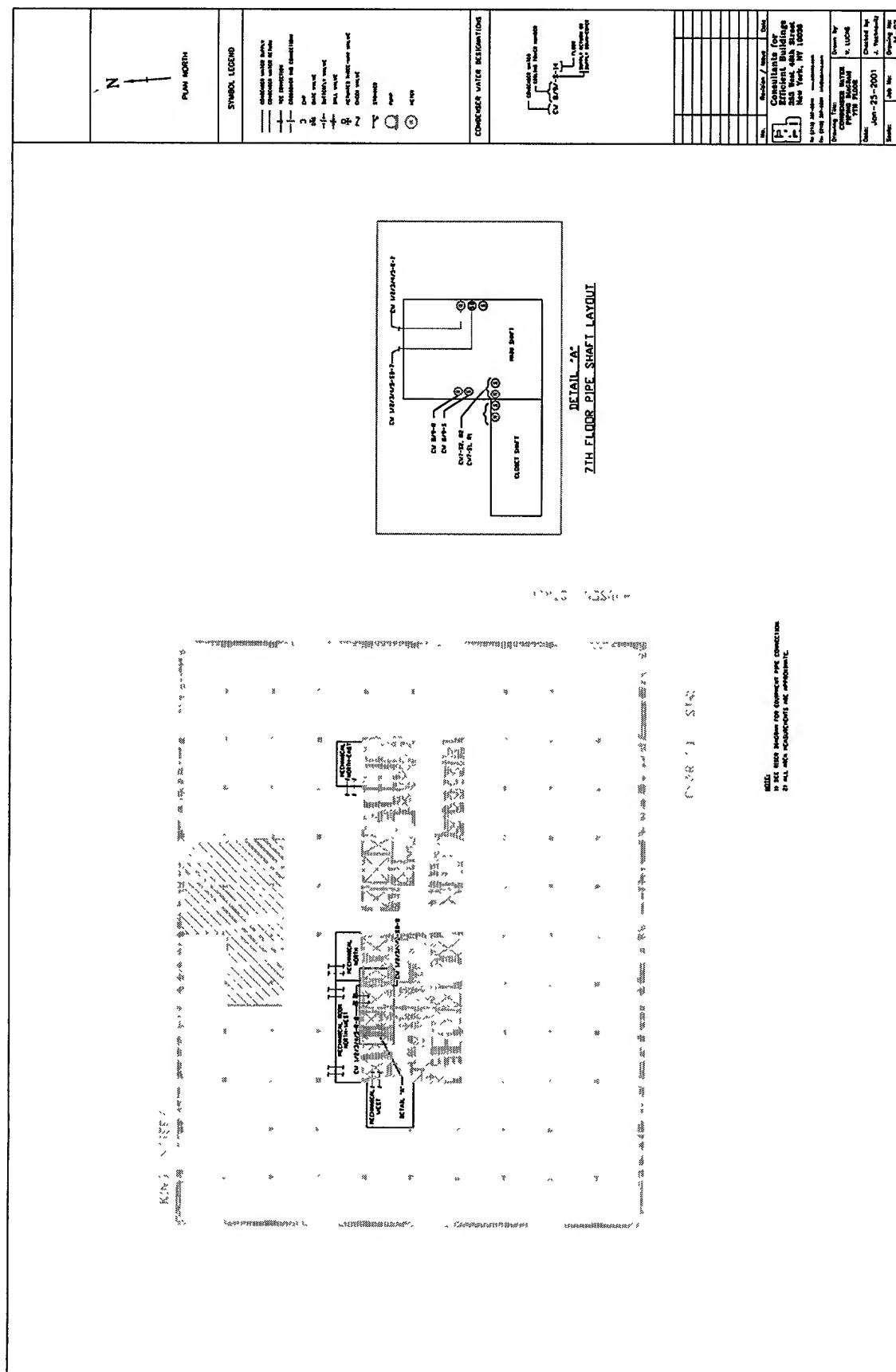


FIGURE 17

MECHANICAL ROOM NORTH-WEST

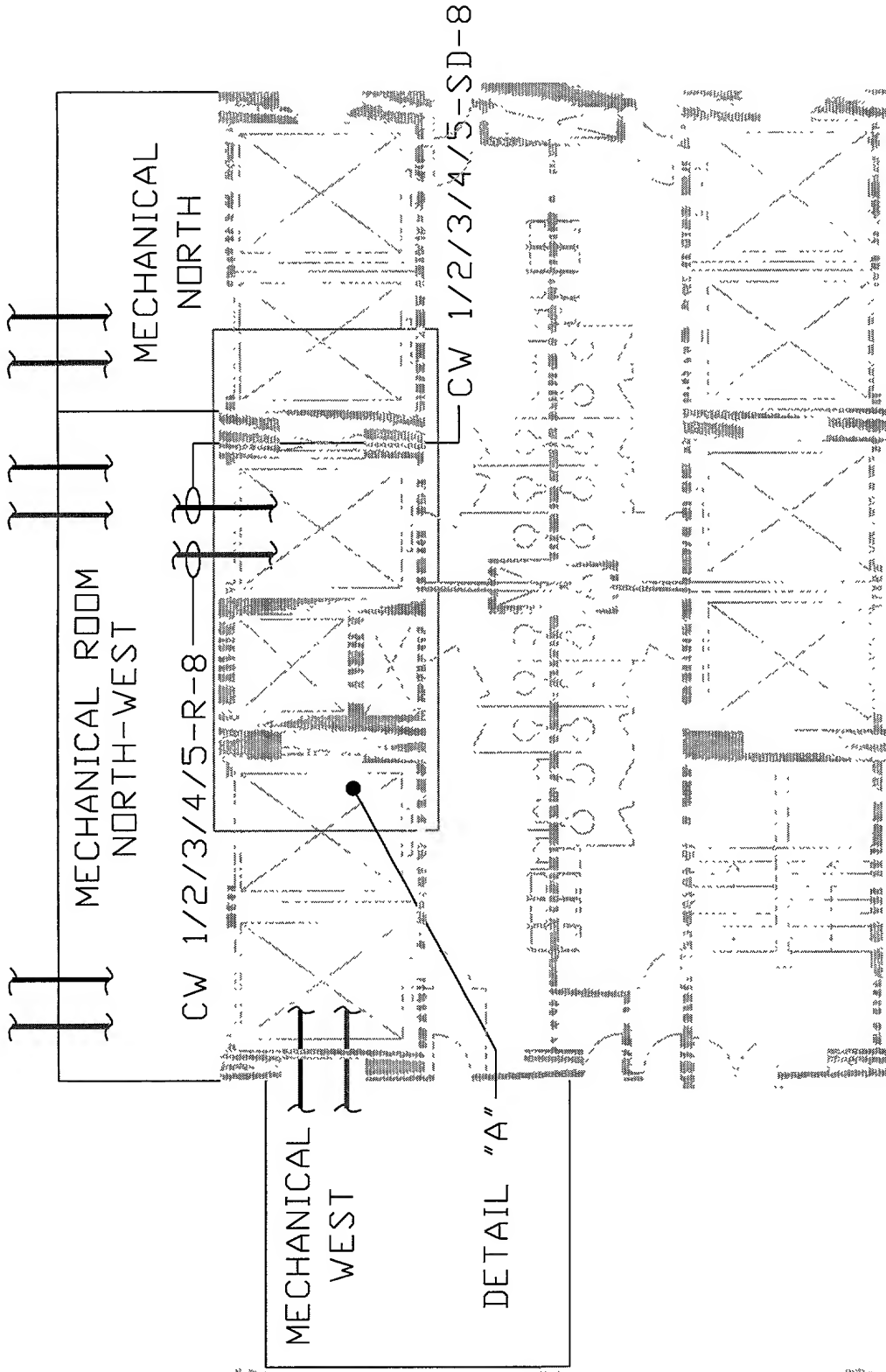


FIGURE 19

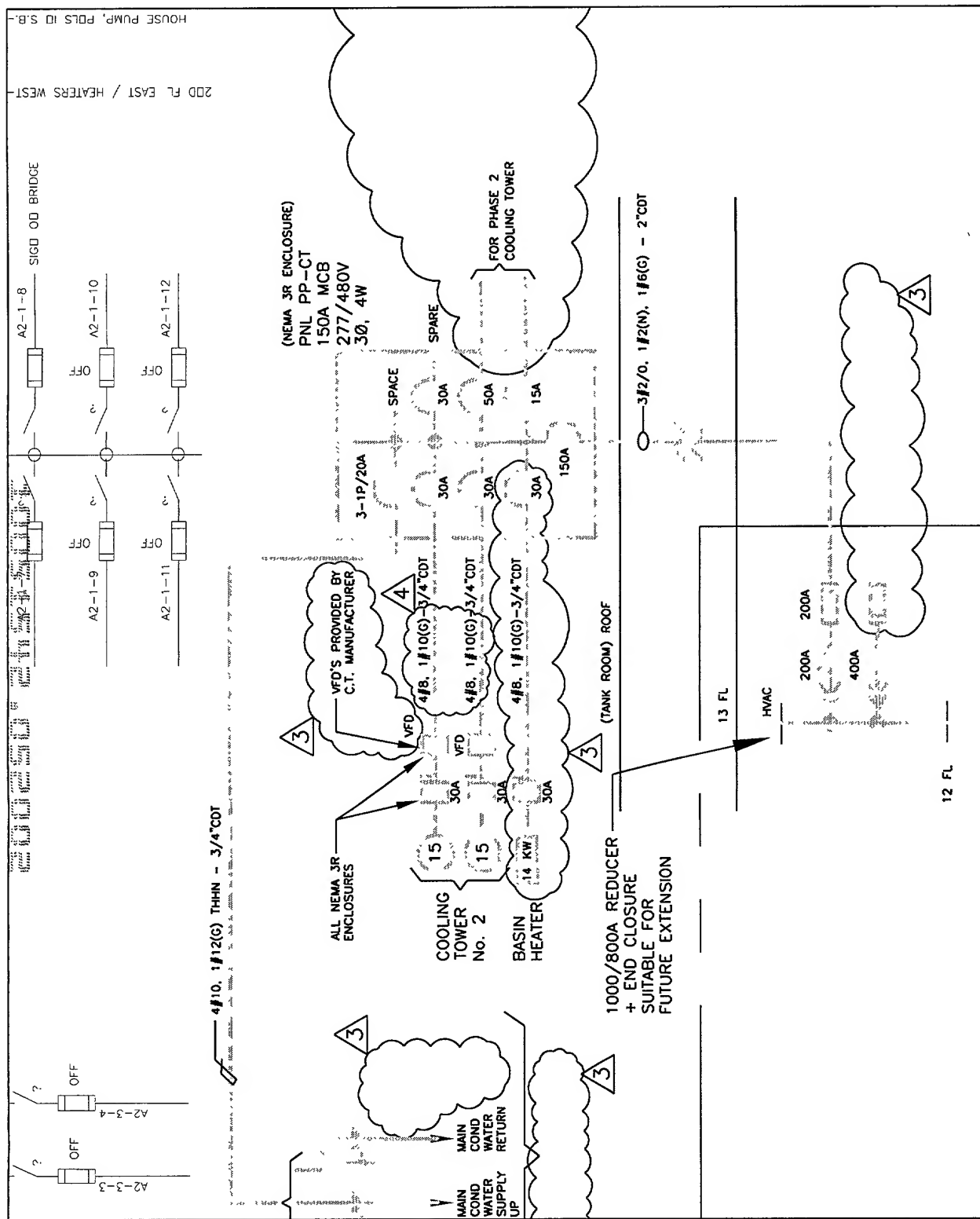


FIGURE 21

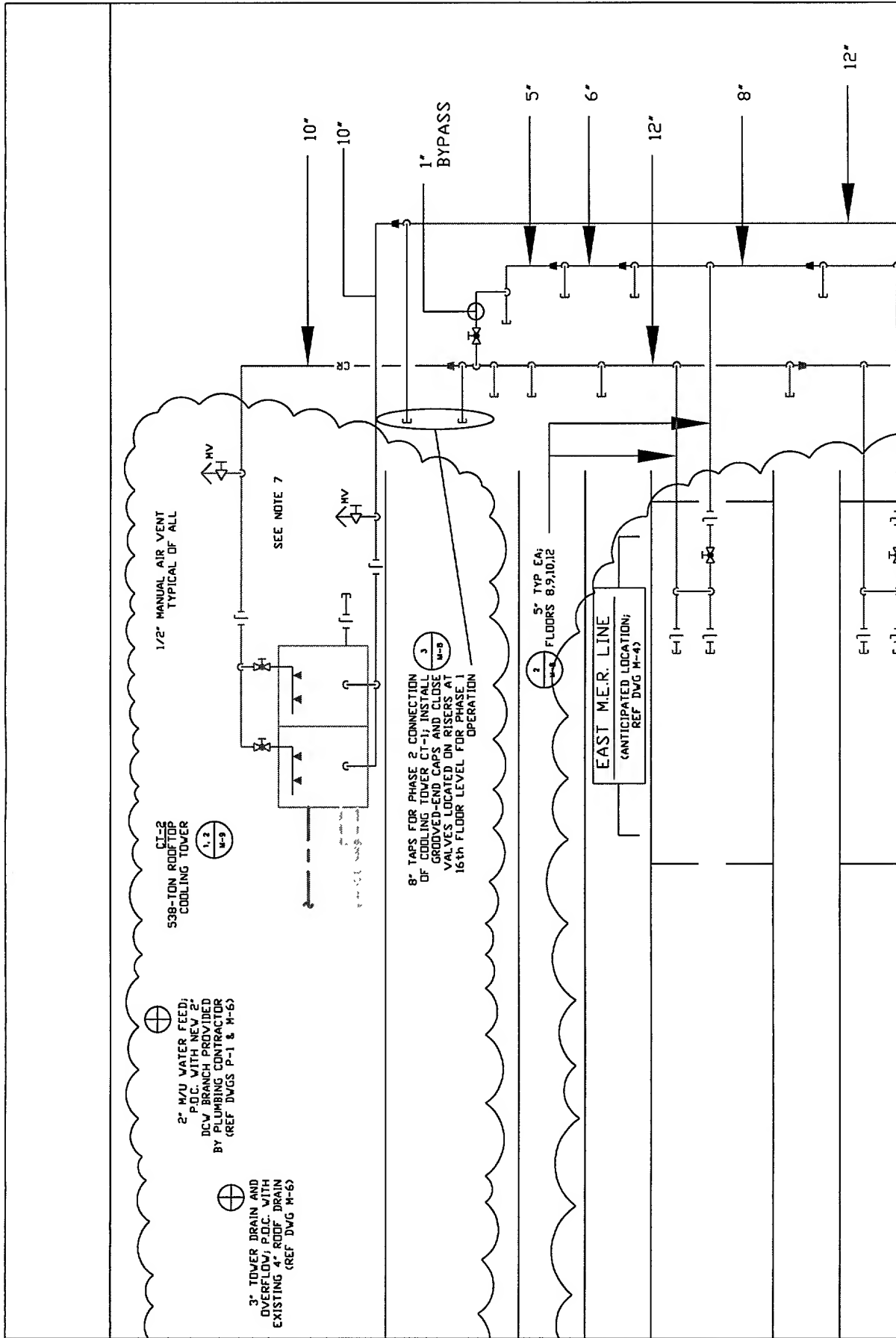


FIGURE 23

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FIGURE 24

XX Penn Plaza Power Availability Chart

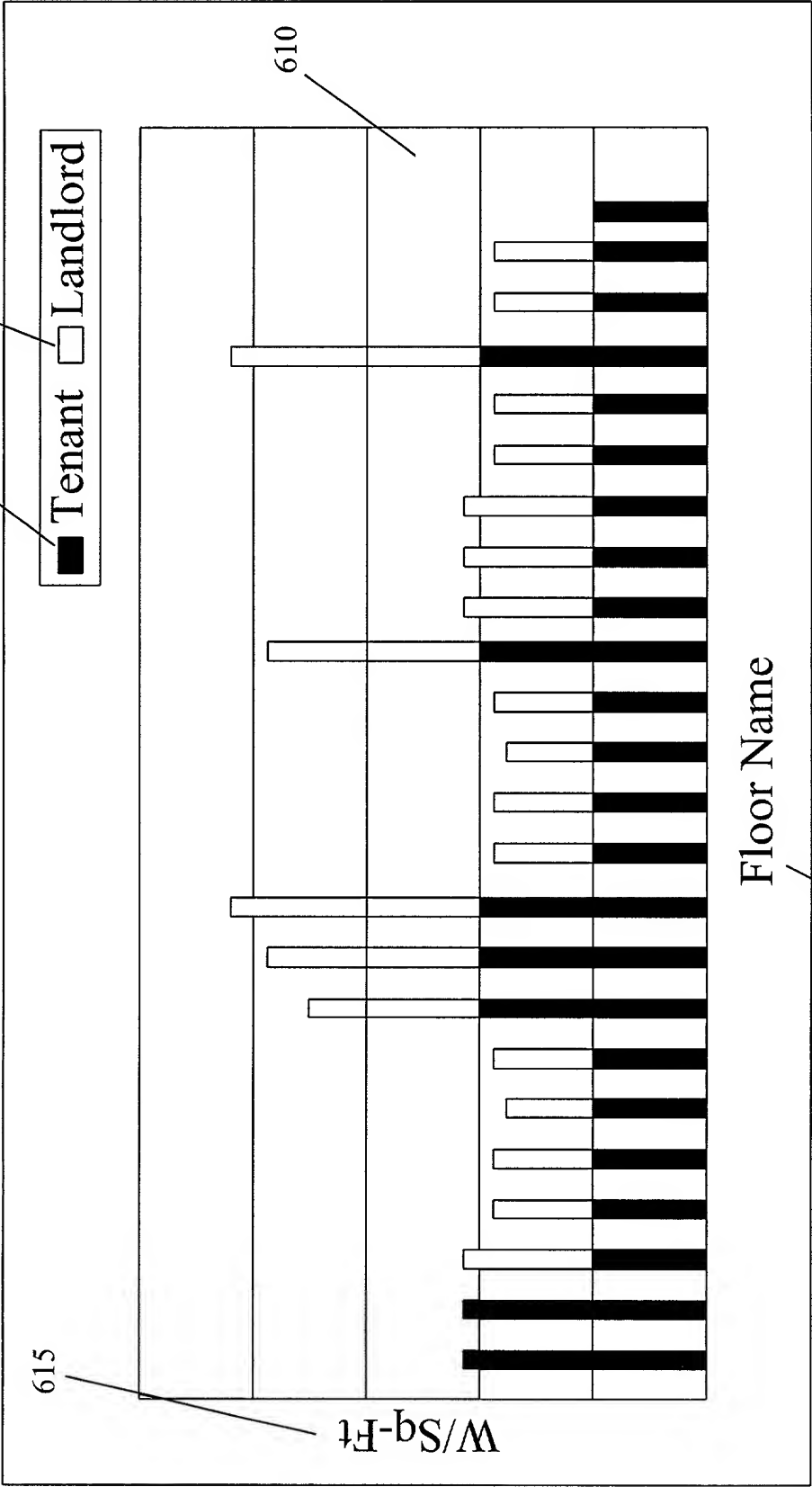


FIGURE 25

MONTHLY ELECTRICAL REVENUE & EXPENSE PROFILE XX PENN PLAZA

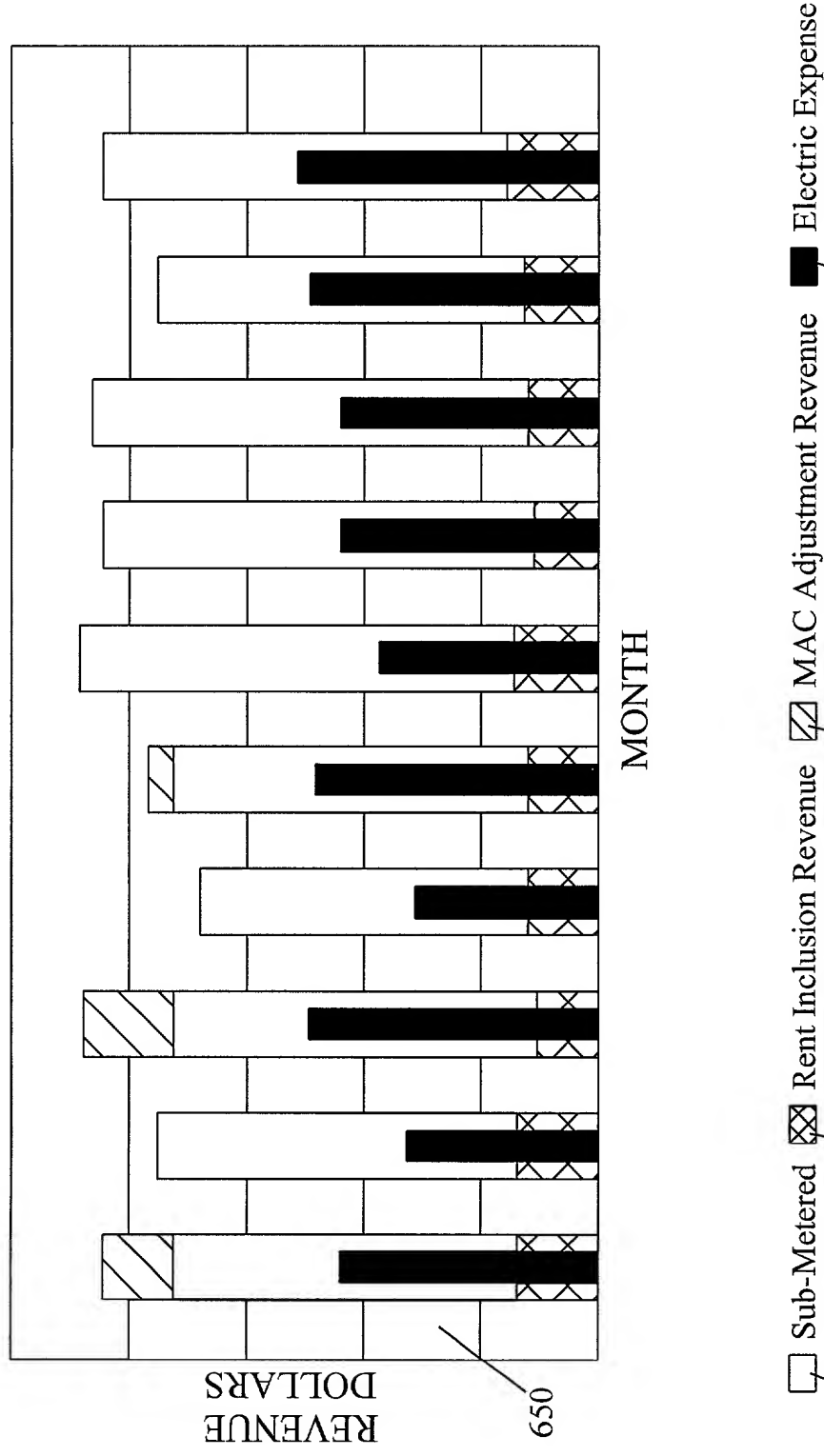


FIGURE 26

XX PENN PLAZA

HOURLY OVERTIEM COOLING

All Floors

ELECTRIC:			700
KWHR:	2888 @ \$ 0.06139	\$177.29	
STEAM:			710
MLBS:	32.3 @ \$ 10.46	\$337.86	
WATER:			715
6240GPM x60Min.x2%Evap=7488 Gallons/748= 10.01 CCF @3.37		\$ 33.73	
REPAIRS & MAINTENANCE:			720
\$527,000 Per Annum = 3440 Hours Per Annum		\$153.20	
LABOR:			725
One Engineer Per Hour:		\$ 97.50	
TOTAL COOLING PER HOUR:		\$ 799.58	

FIGURE 27

755 760 765 770 775 780 785 790 795 800 805 810 815 820 825 830 835 840 845 850 855 860 865 870 875 880 885 890 895 900 905 910 915 920 925 930 935 940 945 950 955 960 965 970 975 980 985 990 995

gEnergy One

- ACME Management
- NY
 - xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
- NJ
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave

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USER: xxxxx

Reload

Log Off

CLIENT 755 XYZ Realty Company

ADDRESS 760 XX Penn Plaza
New York, NY 10019

PREMISES 765 Common Area

KW xxx.x

KWHR xxxxxx 770

UTILITY RATE Consolidated Edison SC-411 || Rane in effect Jan 2000

ENERGY
On-Peak Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 775
Off-Peak Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx

DEMAND
KW xxx.x @ \$xx.xx \$xx.xxx.xx 780

FUEL ADJUSTMENT Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 785
Sub-Total \$xx.xxx.xx

GROSS RECEIPT TAX x.xxx% \$x.xxx.xx 790

Sub-Total \$xx.xxx.xx
SALES TAX x.xx% \$x.xxx.xx 795
TOTAL COST FOR

CHARGE PER MONTH 800 750
\$xxx.xxx.xx 798

FIGURE 28

rates	fuel	tax	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec
-------	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

NY NJ

gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

INFRARED RADIOMETER INSPECTION

LP-9-B	9th FL, "B" EC
LP-10-B	10th FL, "B" EC
MCC-D	12th FL, Motor Control Center
PP-25B-3	25th FL, Elevator #25

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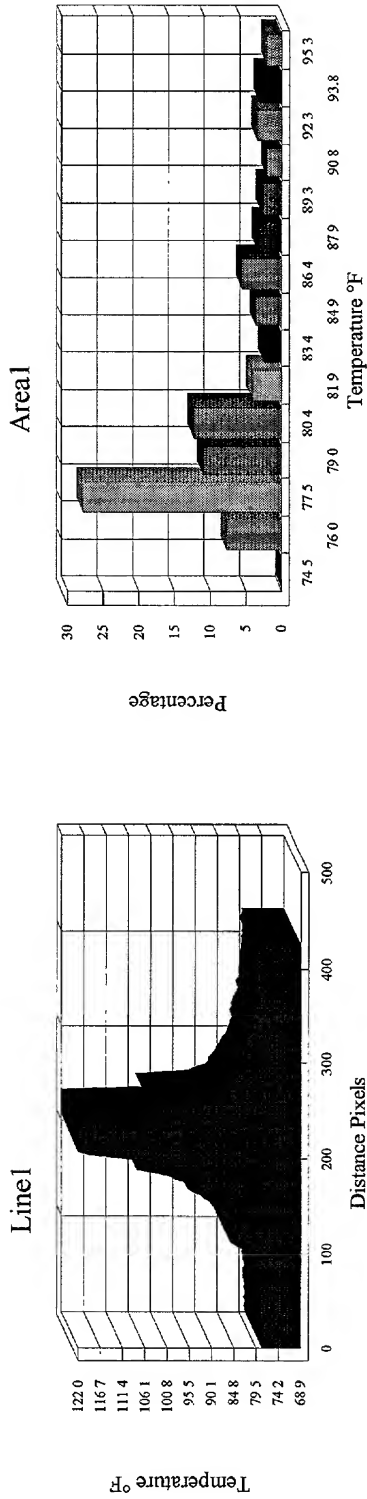
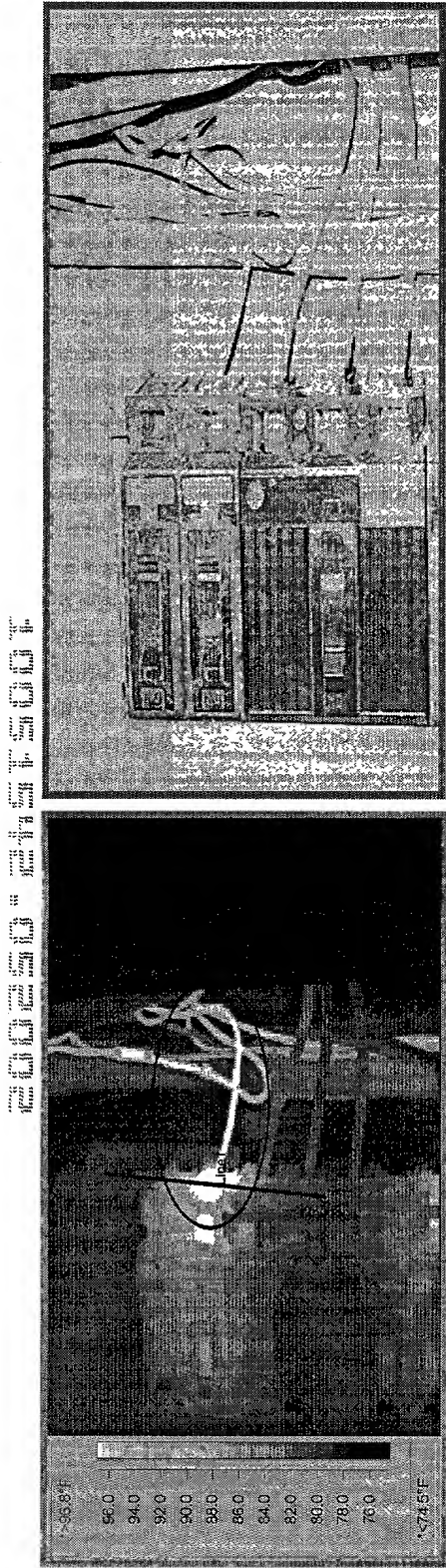


USER: xxxxx

Reload

Log Off

FIGURE 29

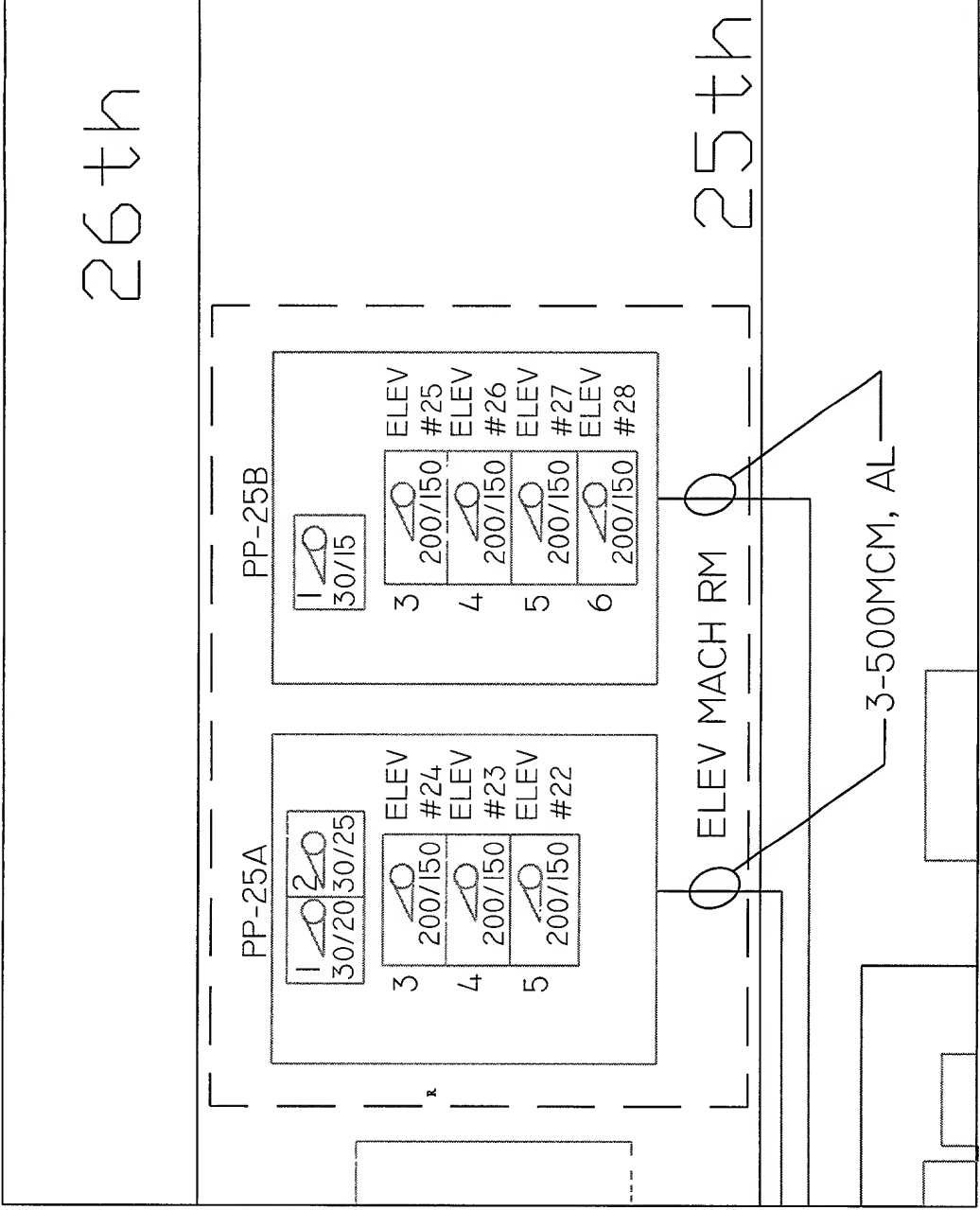


CUS TO MTC		One Penn. Plaza	
LOCATION N		9th Floor - "B" Electrical Closet	
EQUIPMENT		EP-9-B	
ITEM		Circuit Breaker #4, 20 Amp	
Load side		#4	
Priority		9.8	
DATE		July 19th, 1999	
TEMP. RISE °F		122	
PROBABLE CAUSE		Loose connection - oxidation	
PRIORITY		FACTOR	

FIGURE 30

gEnergy One

- ACME Management
- NY
 - xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- NJ



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USER: xxxxx

Reload

Log Off

FIGURE 31

gEnergy One

ACME Management

NY

xx Penn Plaza

xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave

ACME Portfolio

Load Management

Electric Rent Inclusion

Cost Analysis

NJ

261

Cost Analysis

Building

xx Penn Plaza

Unit Cost Kwh

View

Year 1

2000

Year 2

2001

1000

1010

1015

1020

xx Penn Plaza

New York, NY xxxxx

Bill

Cost

(c) Genergy 2001

USER: xxxxx

Reload

Log Off

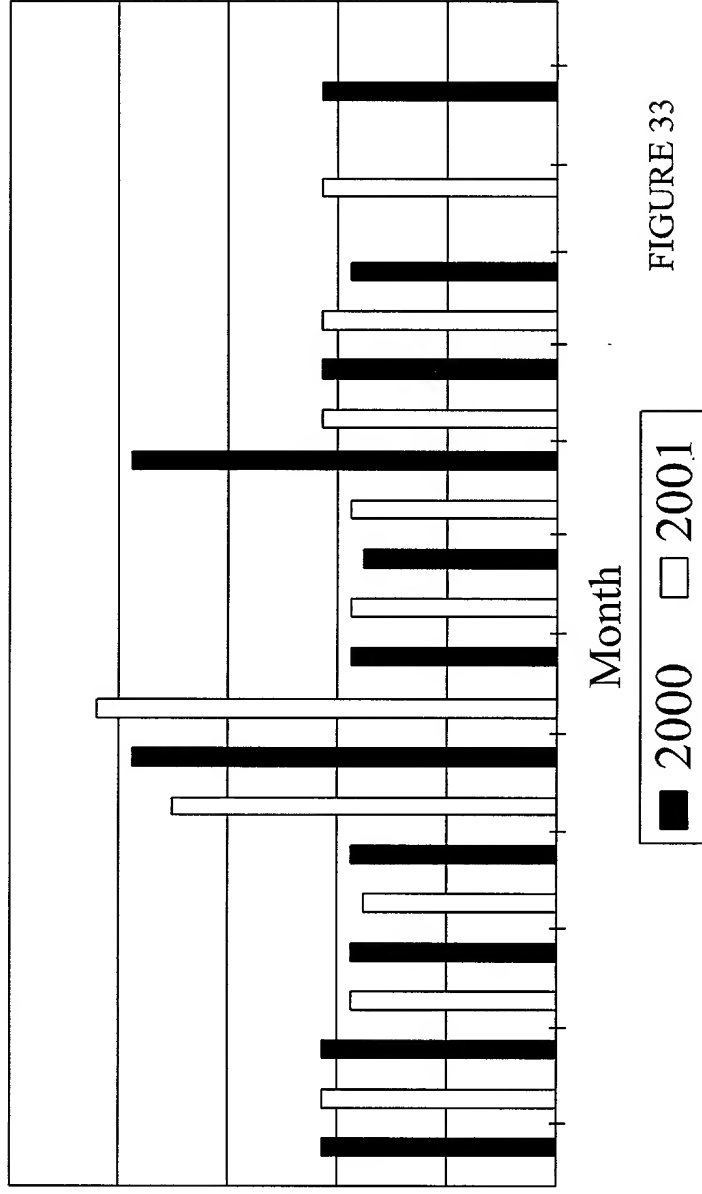


FIGURE 33

Cost Analysis

Building Year 1 Year 2 View

Unit Cost KW

xx Penn Plaza
New York, NY xxxxx
Bill

gEnergy One

ACME Management

- NY
 - xx Penn Plaza
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- ACME Portfolio
 - Load Management
 - Electric Rent Inclusion
 - Cost Analysis
- NJ

261

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Reload

Log Off



Cost Analysis

Building Year 1 Year 2

Total Bill Amounts View

xx Penn Plaza
New York, NY xxxxx
Bill

gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio
- Load Management
- Electric Rent Inclusion
- Cost Analysis

NJ

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Reload

Log Off

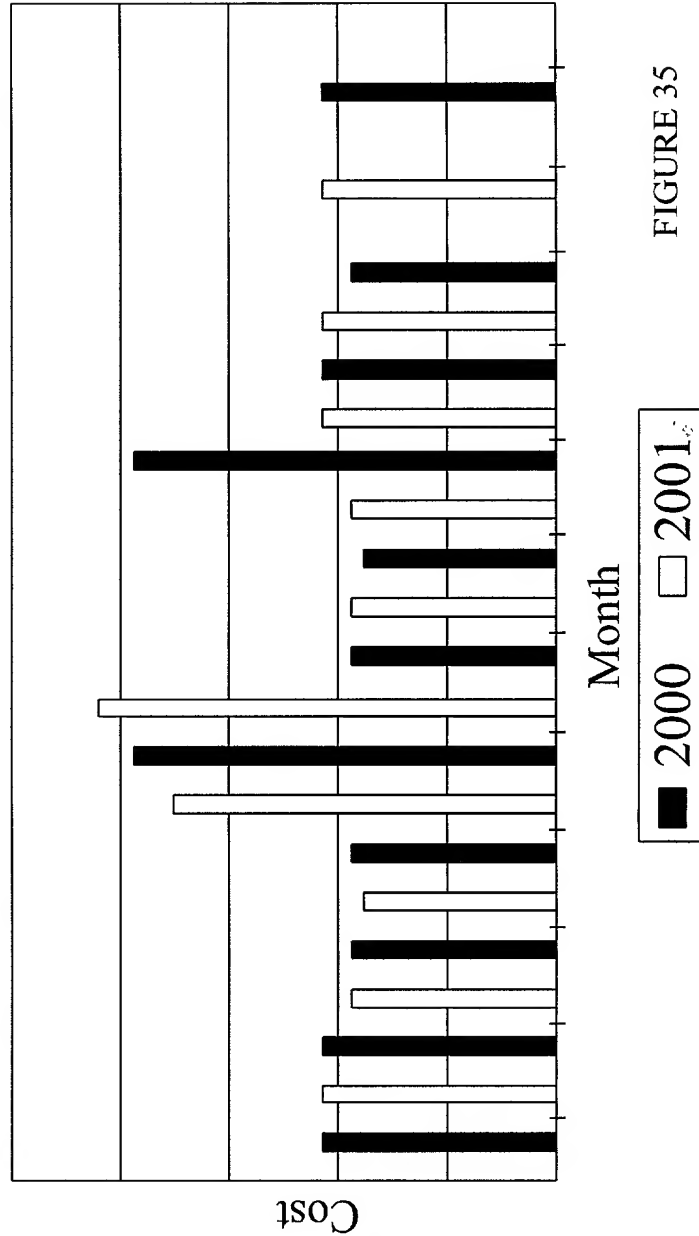


FIGURE 35

Load Management Profile

gEnergy One

ACME Management

NY

xx Penn Plaza

xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave

ACME Portfolio

Load Management

Electric Rent Inclusion

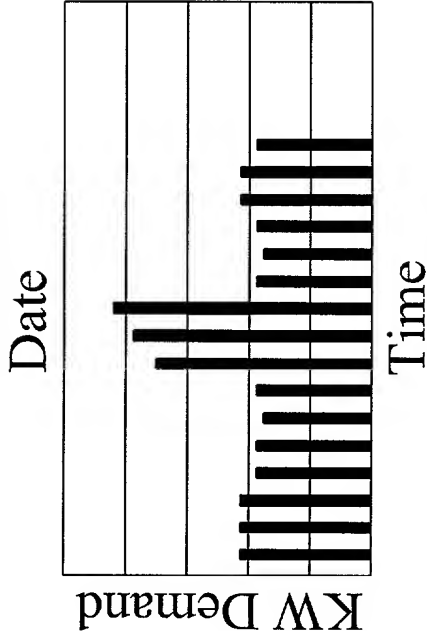
Cost Analysis

NJ

ACME Management

Select Building ▼

Portfolio LMP ▼



xx Penn Plaza xx 5th Ave xx Madison Ave
xx UN Plaza xx Broadway xx Park Ave

(c) Genergy 2001

◀

▶

USER: xxxxx

Reload

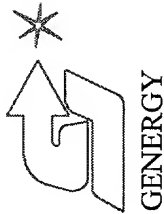
Log Off

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
<input type="button" value="Submit"/>		<input type="button" value="Reset"/>	

Peak Demand(s), Consumption Table In January

Lease ID	Date	Time	KW	KWH
xxx	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

FIGURE 36



Genexy Customer Login

You are currently not logged in

- Back to Login
- Home
- About Us
- Services
- News & Events
- Partners

User ID:

Password:

1100

FIGURE 37

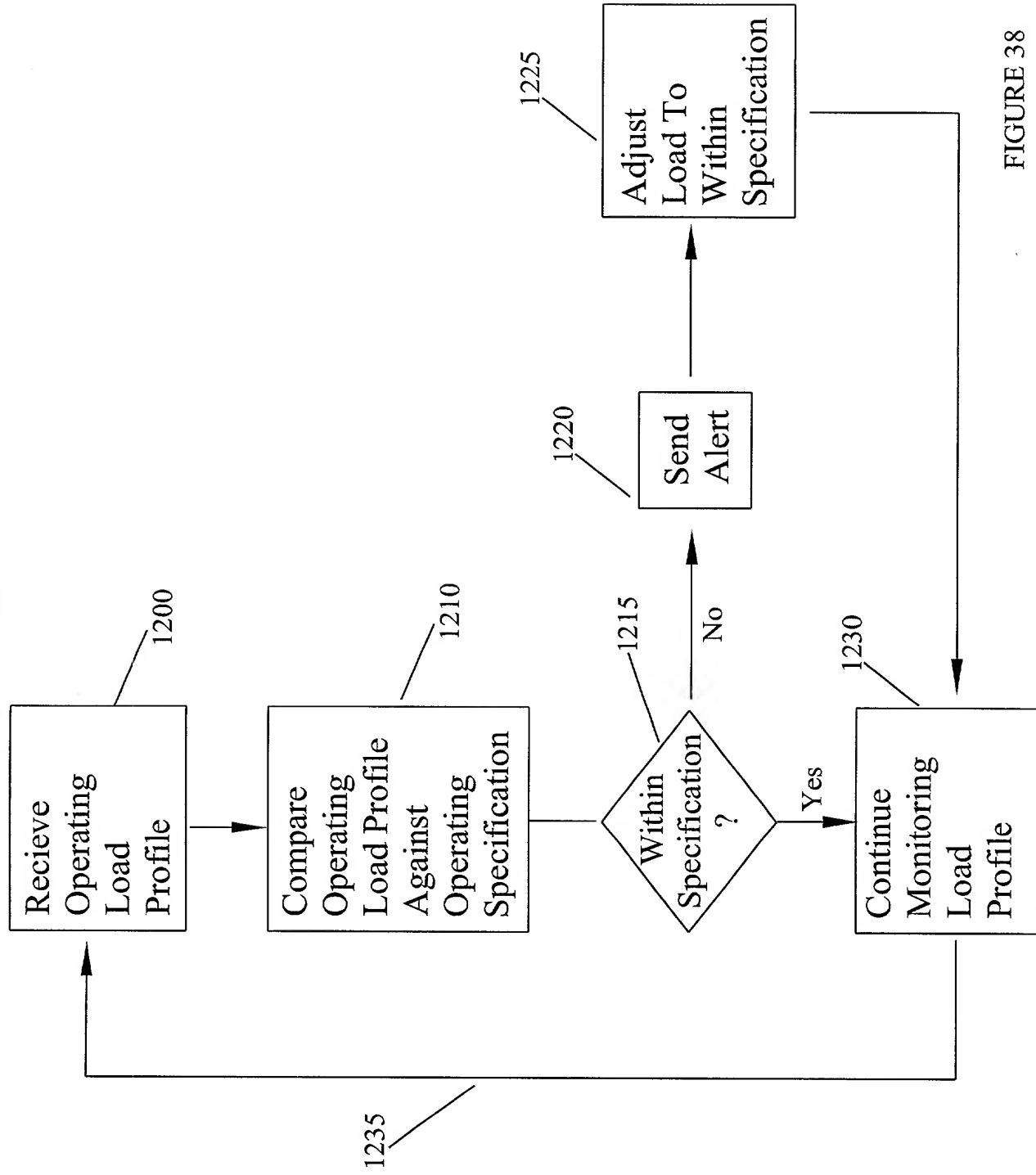


FIGURE 38

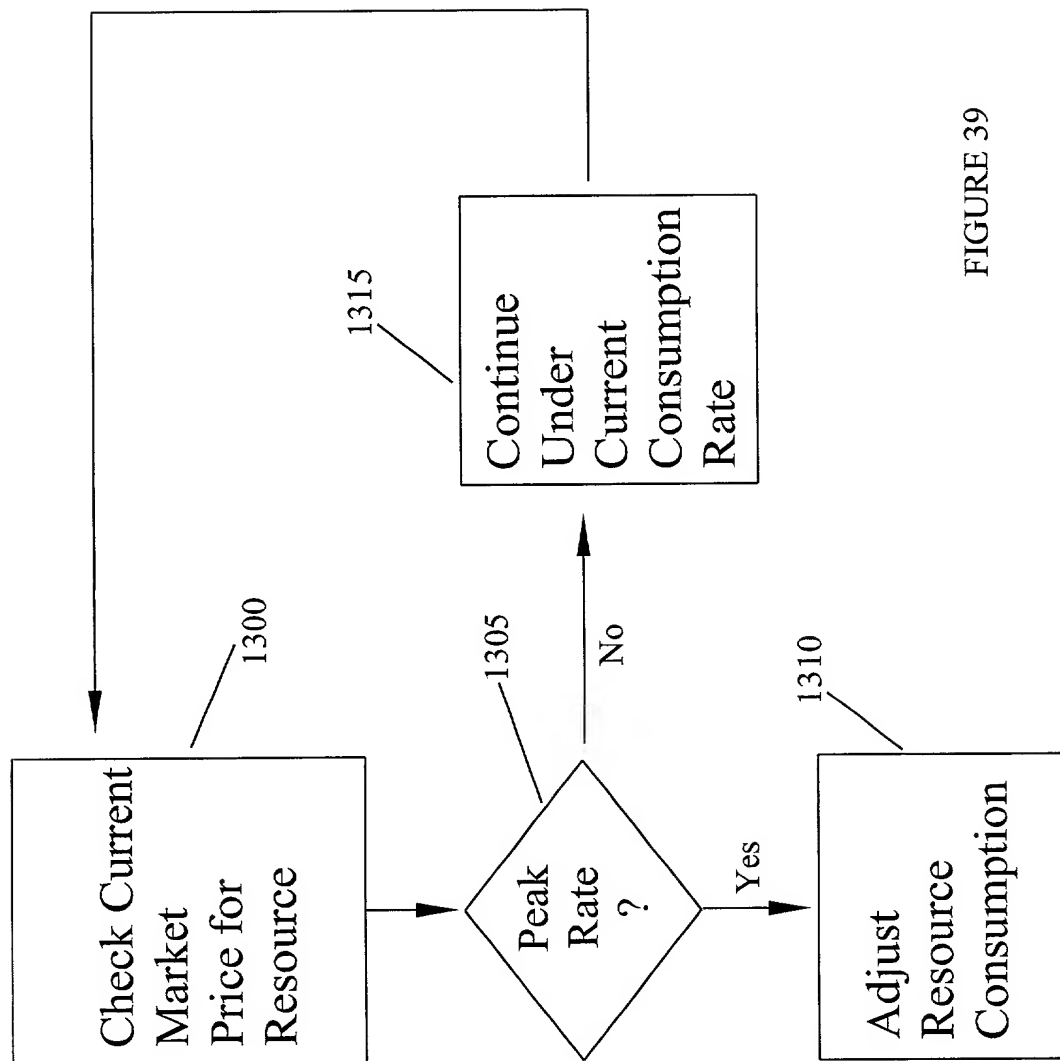


FIGURE 39